



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00585

Date Received: 13 Aug. 2013

Commission/Civic: Clintonville

Existing Zoning: _____ Application Accepted by: JF Fee: \$315

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

- We propose to build a detached two car garage. **BUILDING & ZONING SERVICES**
- 1) To increase the allowable height of a garage from 15' to 18' 3332.38
- 2) To increase the allowable size of a garage from 720 sq ft to 792
- 3332.38 Sq Ft

LOCATION

1. Certified Address Number and Street Name 159 Fallis Rd

City Columbus Ohio State Ohio Zip 43214

Parcel Number (only one required) 010 0716 19

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Shawn McNeil

Address 370 Charleston Ave City/State Columbus / Oh. Zip 43214

Phone # 614 267 9530 Fax # 614 474 5613 Email Justgarages@hotmail.com

PROPERTY OWNER(S):

Name Linda Jones

Address 159 Fallis Rd City/State Columbus / Ohio Zip 43214

Phone # 614 403 3516 Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name N/A

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Shawn McNeil

PROPERTY OWNER SIGNATURE Linda Jones

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

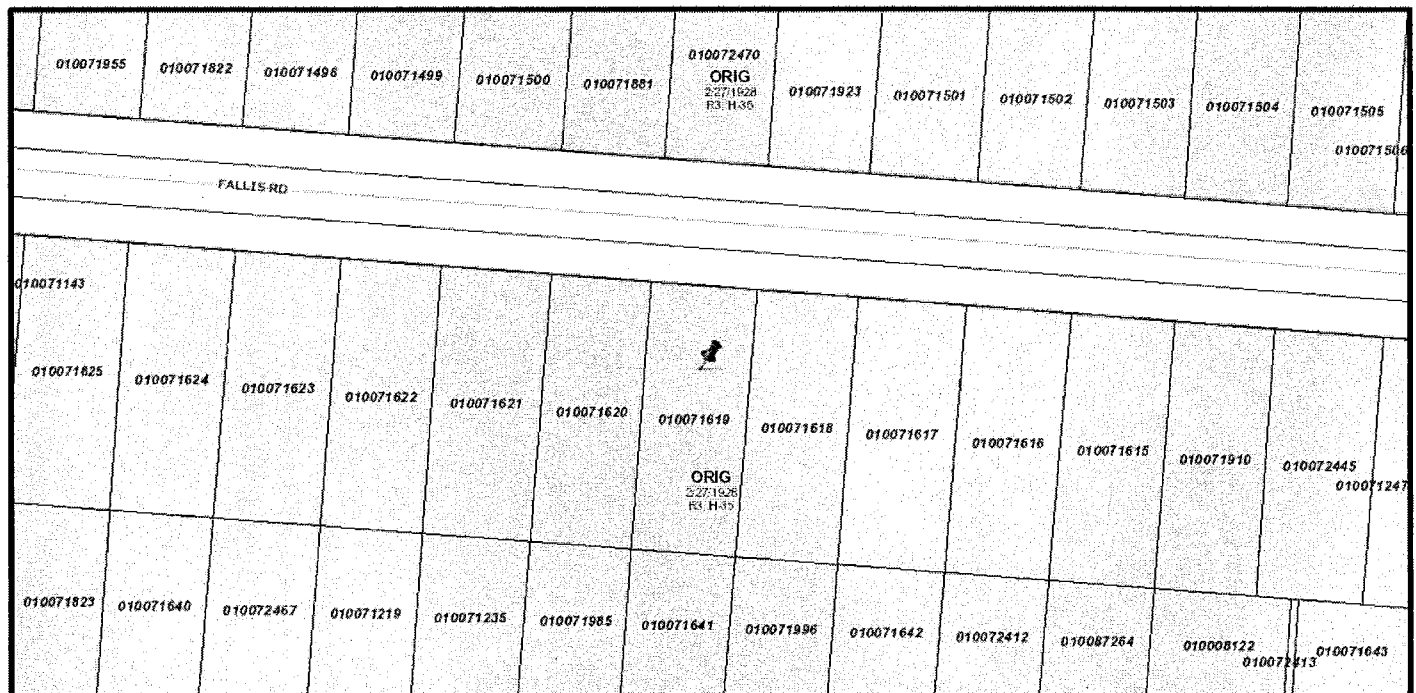


13310-00000-00585

159 FALLIS ROAD

CITY OF COLUMBUS**DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Wed Aug 28 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 159 FALLIS RD COLUMBUS, OH**Mailing Address:** 2375 N GLENVILLE DR
RICHARDSON, TX 75082**Owner:** JONES LINDA D**Parcel Number:** 010071619**ZONING INFORMATION****Zoning:** ORIG, Residential, R3
effective 2/27/1928, Height District H-35**Historic District:** N/A**Board of Zoning Adjustment (BZA):** N/A**Historic Site:** No**Commercial Overlay:** N/A**Council Variance:** N/A**Graphic Commission:** N/A**Flood Zone:** OUT**Area Commission:** Clintonville Area Commission**Airport Overlay Environs:** N/A**Planning Overlay:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Council Variance:** N/A**Board of Zoning Adjustment (BZA):** N/A**Graphic Commission:** N/A



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AFFIDAVIT

13310-00000-00585

STATE OF OHIO
COUNTY OF FRANKLIN

159 FALLIS ROAD

Being first duly cautioned and sworn (1) NAME Shawn McDaniel
of (1) MAILING ADDRESS 370 Charleston Ave Columbus Ohio 43214
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Linda Jones

159 Fallis Rd

Columbus Ohio

43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Shawn McDaniel

370 Charleston Ave Columbus Ohio 43214

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission

Don Miller

87 E Torrence Rd. 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See sheet

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

12th day of

August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

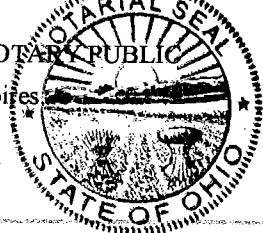
My Commission Expires

Sophia Mediath

Notary Public, State of Ohio

My Commission Expires 09-12-2017

Notary Seal Here



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13310-00000-00585
159 FALLIS ROAD

Power Of Attorney

I, LINDA JONES

Owner of 159 Fallis Road Columbus, Ohio 43214, Give Shawn
McNeil the power to represent me in the matter of obtaining a
variance for the above mentioned property for the October, 2013
BZA hearing.

A handwritten signature in cursive script that reads "Linda Jones". The signature is written in dark ink and is positioned below the typed text of the power of attorney.



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STATEMENT OF HARDSHIP

13310-00000-00585

159 FALLIS ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See separate sheet

Signature of Applicant

[Handwritten Signature]

Date

8/12/13

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13310-00000-00585
159 FALLIS ROAD

Linda Jones

Statement of hardship:
159 Fallis Road.
Columbus, Ohio 43214

Linda Jones wishes to construct a new garage which compliments the neighborhood and her home. Her design requirements include; storage, accessibility and an exterior design that blends well with the home and neighborhood. In order to achieve these goals, the design includes a roof pitch that exceeds the 15' limitation and reaches 18' 8" in height. The zoning code establishes criteria to allow the height limitation to be exceeded if a site is located in an architectural review district. A general policy has been derived from code 3332.38 G to support cases involving architectural compatibility only. Similar variances have been approved by the board when applicants commit to conditions intended to preclude conversion of the additional story to habitable space, and design commitments.

We are also requesting variance to code 3332.238 F, to grant a variance to allow us to build 792 sq ft or 72 sq ft above the 720 sq ft maximum size. The house has an existing, attached 1 car garage that is used as a shop and for gardening tools and storage. Linda wants a standard size two car garage to park her cars in, off the street and wishes to keep the existing garage as is.



CLARENCE E MINGO II

FRANKLIN COUNTY

MAP ID: C

DATE

13310-00000-00585
159 FALLIS ROAD



Disclaimer

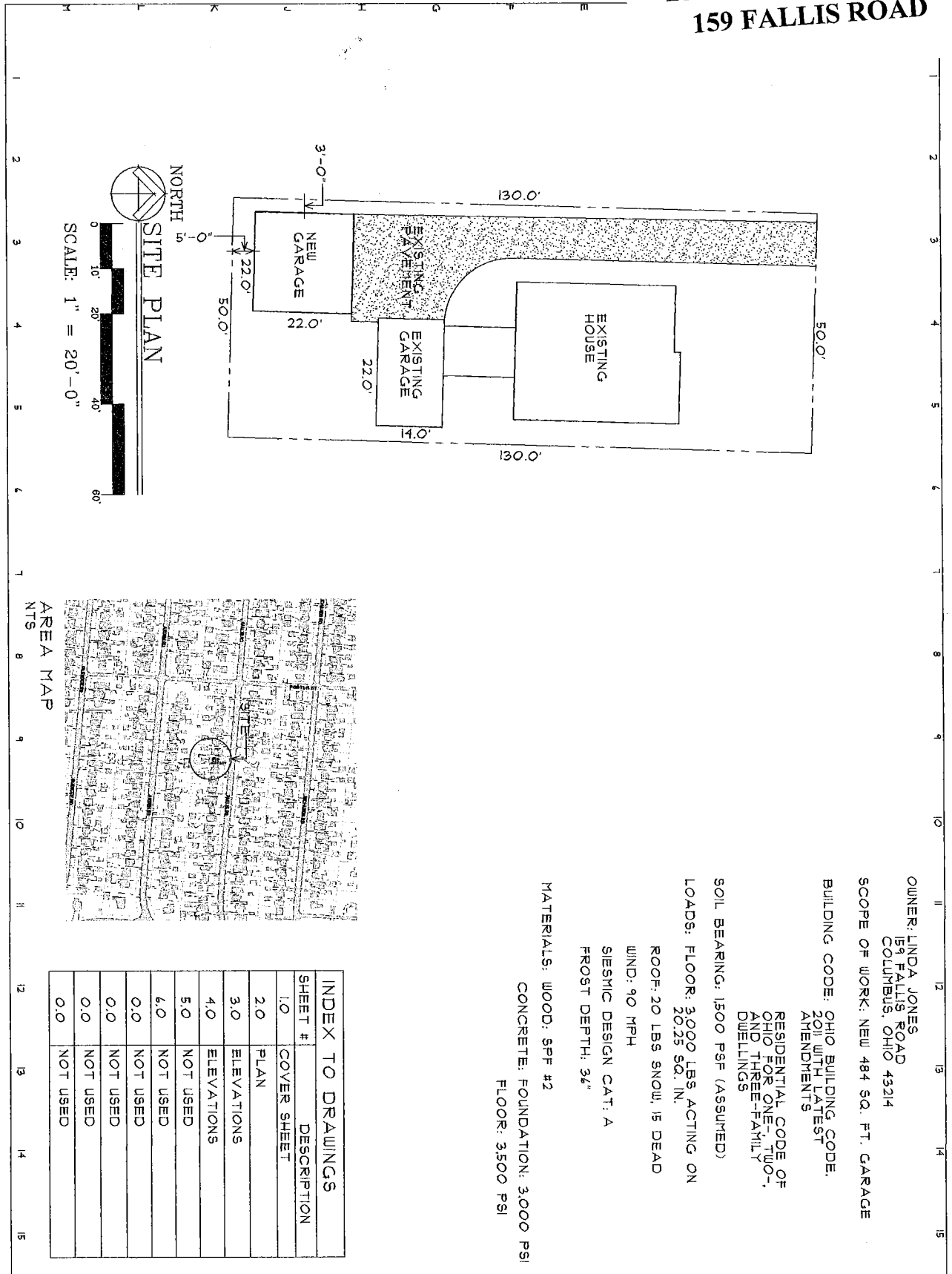
Scale = 30

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

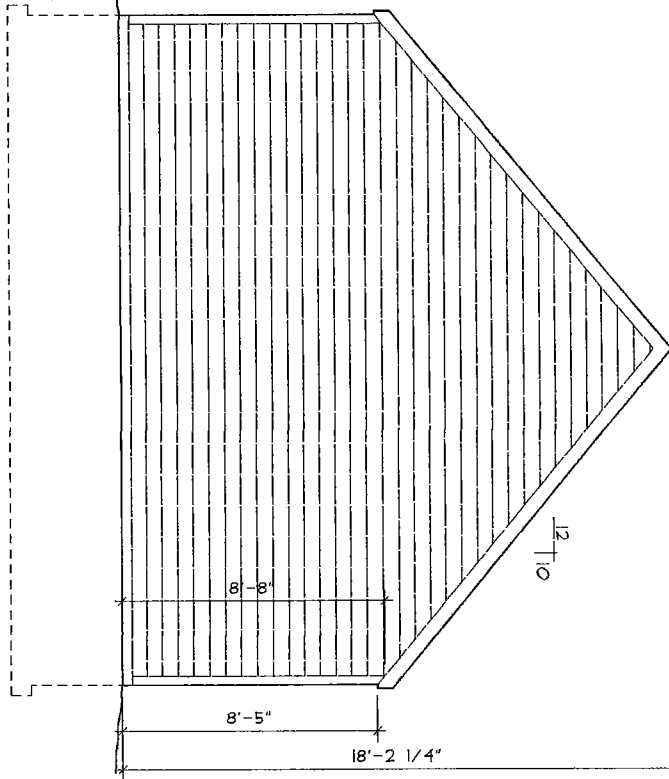
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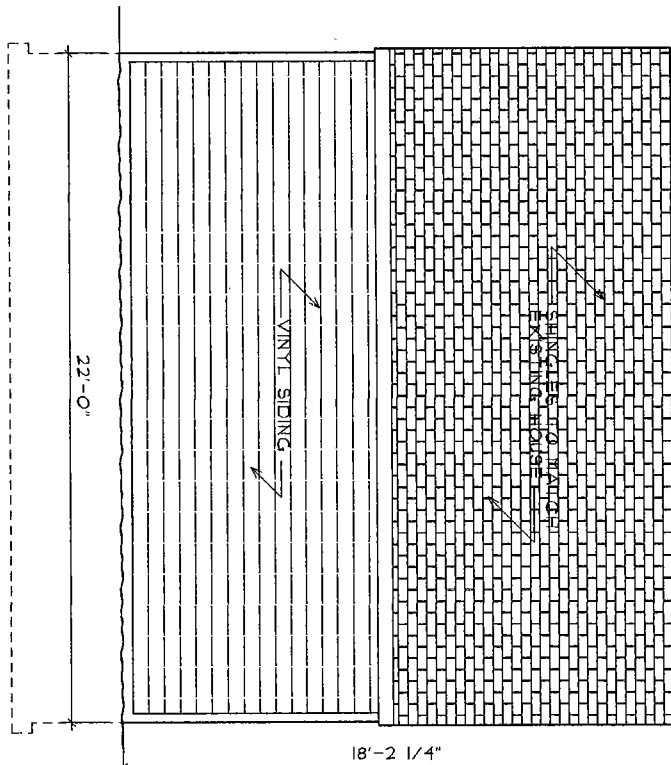
SOUTH ELEVATION

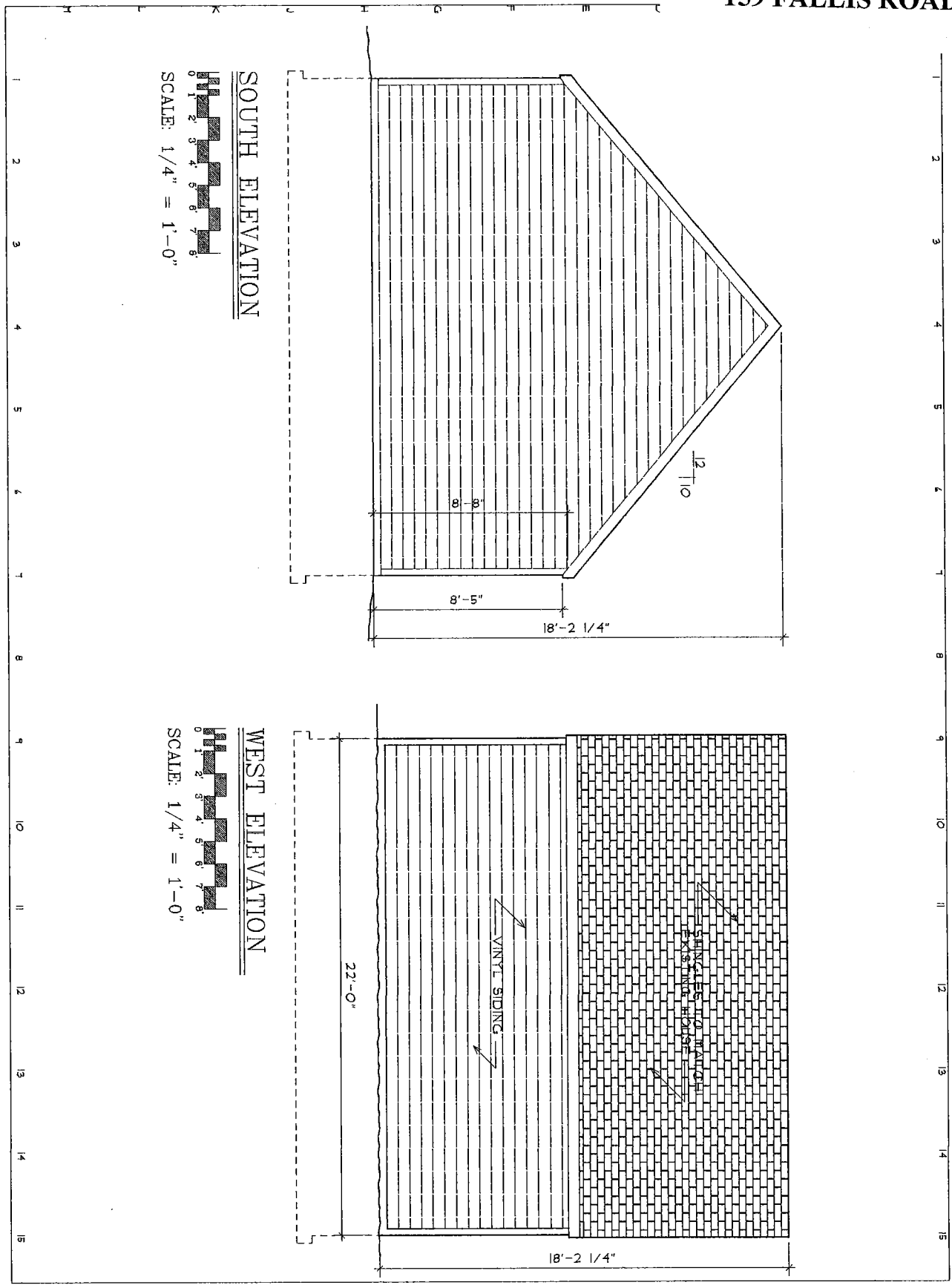
SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"







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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **13310-00000-00585**

STATE OF OHIO
COUNTY OF FRANKLIN

159 FALLIS ROAD

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) _____

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Shawn McNeil

370 Charleston Ave Columbus Ohio 43214

Linda Jones

159 Fallis Rd Columbus Ohio 43214

SIGNATURE OF AFFIANT

Jh m

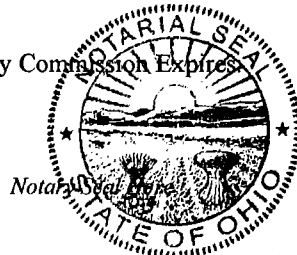
Subscribed to me in my presence and before me this 12th day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Sophia Mediatha

My Commission Expires

09/12/2017



Sophia Mediatha
Notary Public, State of Ohio
My Commission Expires 09-12-2017

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